

Petitioner's Narrative

My Father's Garden Health and Wellness ("the Business") is a natural health & wellness store currently located in Downtown Westfield, Indiana at 106 North Union Street. It is owned and operated by Betsy Rabold ND RN, CHNP, a Board Certified Naturopathic Doctor who has over 35 years of experience as a Registered Nurse and 15 years as a Natural Health Professional. It is Ms. Rabold's intention to relocate her business from the North Union location to 201 Mill Street as her business has outgrown its current space.

The City of Westfield, owner of 201 Mill Street ("the Property"), is allowing the Downtown Westfield Association (DWA) to use the existing structure on-site until such time as it is needed for redevelopment purposes. It is expected that this period of time would be three (3) to five (5) years. No expiration time period is proposed for this Variance of Use because the City is the owner. When/if the City needs possession of the property, it has the ability.

The property will maintain its current residential character and remain consistent with the character of the surrounding properties. Retail sales of essential oils, teas, vitamins, soaps, and other homeopathic items would be limited to the building as would any personal therapy session. The building also contains a kitchen and the offices of Ms. Rabold and staff. The outdoor courtyard area on the west side of the property would occasionally be used for group gatherings including yoga sessions.

A fence and landscaping currently exists between the subject property and the property immediately to the east, Grand Style Station, a boutique which also exists in a converted residence.